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**Redevelopment Authority Minutes  
Meeting of May 25, 2011**

City Hall, Council Chambers

7:30 a.m.

**Members Present:** Messrs. DeRosa, Halloin, Huggins, Von Haden, and Barr

**Staff Present:** Messrs. Schatz, Nick, Reiter, Ms. Casteen

1. **Minutes.**

The minutes of the April 20, 2011, meeting were approved on a motion by Mr. Barr, seconded by Mr. Von Haden.

2. **Financial Statements.**

Ms. Casteen presented the financial statement dated April 30, 2011. The operating expenses for the month were \$48.

Mr. Halloin made a motion to accept the statement, Mr. Von Haden seconded, and the motion carried.

3. **Consideration of a proposal from John Mogensen to purchase property in the Phase II portion of the North Barstow Redevelopment District.**

Mr. Mogensen presented a draft development plan for the block west of N. Barstow Street. The plan had two commercial structures facing N. Barstow Street and a three-story apartment building facing Wisconsin Street and Hobart Street. The interior of the block would be dedicated to the required parking for both uses. The apartment building would also have underground parking. He stated that the parking lot would be available for the public in the evening when the commercial uses are closed, but he did not want to designate any public parking. The two commercial buildings could be combined into one building depending on the tenant. He indicated that he would start first on the apartment building on Wisconsin Street.

Mr. Mogensen stated that his project would invest \$2 million of valuation within the first two years and up to \$3 million within 5 years.

4. **Consideration of a proposal from Commonweal Development to purchase property in the Phase II portion of the North Barstow Redevelopment District.**

Mr. Stuart Schafer presented proposed changes to the contract for the sale of the block west of Riverside Terrace to Commonweal Development. Their proposal included three and possibly four apartment buildings. They would start first with two buildings facing Riverside Terrace and Wisconsin Street. The buildings will have underground parking and be three to four stories in height. In the long term they will propose two more structures on the block facing Hobart Street and one facing south to Galloway Street.

**Closed Session**

Mr. Halloin moved to enter into a closed session, Mr. Barr seconded, and the motion carried.

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Mr. Halloin moved to come out of a closed session. Mr. Barr seconded, and the motion carried.

**Open Session**

5. **Motion to approve a purchase and development agreement with John Mogensen for property in Phase II North Barstow Redevelopment District.**

Mr. Huggins moved to consider a purchase agreement with John Mogensen on or before June 15, 2011. Mr. Barr seconded and the motion carried. Mr. Halloin stated that it appears the RDA and Mr. Mogensen are close to an agreement on the development.

6. **Motion to approve a purchase agreement with Commonweal Development Corporation for property in the Phase II North Barstow Redevelopment District.**

Mr. Huggins moved to consider a purchase agreement with Commonweal Development Corporation on or before June 15, 2011. Mr. Von Haden seconded and the motion carried.

7. **Consideration of an offer from Chuck and Dale Gable to sell land on Maple Street.**

Messrs. Halloin and Barr left the meeting. Mr. DeRosa stated that this item can only be for informational purposes since there is no longer a quorum.

Mr. Gable presented an offer to sell part of his land in the West Bank Redevelopment District as he explained in a letter presented to the City.

No action was taken.

8. **Consideration of disposition of the murals from S. Barstow Street building.**

Mr. Schatz stated that he will search to see if the murals can be stored and then offered for sale.

9. **Announcements and Directions.**

The next meeting of the Redevelopment Authority will be June 15, 2011.



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Jeff Halloin, Secretary